

AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF
COTTON BROOK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Cotton Brook Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates, and replaces in its entirety that certain Management Certificate of Cotton Brook Residential Community, Inc., recorded as Document No. 2022002424 in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Cotton Brook.
2. The name of the association: Cotton Brook Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property out of Williamson County, Texas, more particularly described on Exhibit A attached to that certain Declaration of Covenants, Conditions and Restrictions for Cotton Brook, recorded as Document No. 2021054908, Official Public Records of Williamson County, Texas (the "Declaration") and any property made subject to the Declaration by the recordation of a notice of addition of land.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Cotton Brook Residential Community, Inc., c/o PMP Management, 13785 Research Blvd., Ste. 125, Austin, Texas 78750.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	PMP Management
Attn:	Tracie Manriquez
Mailing Address:	13785 Research Blvd., Ste. 125, Austin, Texas 78750
Telephone Number:	512.381.2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the association's dedicatory instruments:
www.cottonbrookowners.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$185.00

Resale Certificate Fee - \$325.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

COTTON BROOK RESIDENTIAL COMMUNITY, INC., a
Texas non-profit corporation

By: 

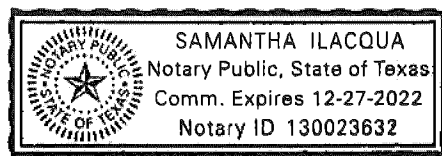
Name: Kathy Frazier

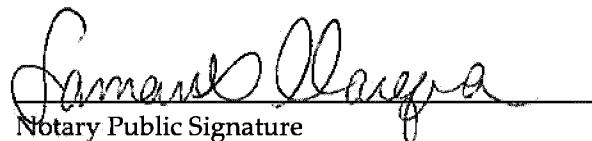
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 18th day of April, 2022,
by Kathy Frazier, the President of Cotton Brook Residential Community, Inc., a Texas non-profit
corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Cotton Brook, recorded as Document No. 2021054908, Official Public Records of Williamson County, Texas.
2. Cotton Brook Adoption of Working Capital Assessment, recorded as Document No. 2021055209, Official Public Records of Williamson County, Texas.
3. Cotton Brook Community Manual, recorded as Document No. 2021055208, Official Public Records of Williamson County, Texas.
 - A. Supplement to Cotton Brook Community Manual, recorded as Document No. 2021149131, Official Public Records of Williamson County, Texas.
4. Notice of Plat Recordation Cotton Brook [Cottonwood Phase 2], recorded as Document No. 2022051512, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022051745

Pages: 4 Fee: \$34.00

04/26/2022 11:29 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas